

40 Richmond Hill
Richmond
TW10 6QX

Proposed schedule of works in support of Listed Building consent and Planning Applications ref: DC/21/2853/LBC/LBC, DC/HED/21/2851/LBC/LBC & DC/HEL/21/2850/HOT/HOT

LOWER GROUND FLOOR

Generally

- Strip all plaster from the walls, make good brickwork and put cementitious waterproofing render. Re-plaster all the walls
- Remove existing floor finishes, make good existing floor and apply cementitious waterproofing coating.

Boiler/plant room

- Remove redundant services
- Form new opening and door to Cellar

Cellar

- Form new opening

Entrance Lobby

- Remove existing floor finish in preparation for new

Staircase lobby

- Remove existing floor finish in preparation for new
- Demolish storage room front, side and rear walls
- Add new partition to replace demolished storage room wall. Rehang existing door
- Replace existing glazed partition to front study with similar

WC

- Add new partitions to replace demolished walls
- Add new services for new WC and basin
- Add new lighting
- Add new finishes

Bedroom

- Add new partitions to replace demolished storage room wall
- Strip out existing joinery
- Remove existing floor finish in preparation for new
- Add new partitions to form new en-suite
- Add new partition to right hand side of chimney breast

En-suite

- Add new partitions to replace demolished walls
- Add new door to en-suite
- Add new services for new WC, basin and shower
- Add new lighting
- Add new finishes

Family room

- Strip out existing joinery
- Remove door between family room and laundry
- Demolish wall between family room and laundry
- Form new stud partition to close in gap from existing removed joinery

Playroom and kitchenette

- Strip out all joinery, white goods and sanitaryware
- Remove existing external door and 2No windows
- Block in window from bathroom to storeroom.
- Install new kitchenette joinery including new services for sink

GROUND FLOOR

Entrance/staircase lobby

- No works

Hall

- No works

Sitting room

- No works

Library

- Open up existing fireplace and make good. Fit new fireplace and surround to match sitting room

WC

- No works

Kitchen

- No works

FIRST FLOOR

Bedroom 1

- Strip-out existing joinery
- For opening and fit new fireplace on chimney breast
- Form new opening in wall to bedroom 2
- Install new door and architrave to new en-suite. Door and architrave to match existing
- Re hand existing door

En-suite/Existing bedroom

- Remove all floor finishes
- Install new plumbing services
- Retain and fix shut existing door to landing
- Install new floor mounted radiator below window
- Install new sanitaryware items including extract fan
- Install new floor and wall finishes including for all waterproofing

Landing

- Extend SVP from above in enlarged boxing next to bedroom door

Bathroom

- No works

SECOND FLOOR

No works

THIRD FLOOR

Bedroom 4

- Demolish stud partition walls to loft storage space, under eave storage and remove associated joinery doors
- Install new stud partitions to under eaves, loft storage (to form larger bedroom area) and to new en-suite
- Install new doors to new areas. Doors and architrave to match existing
- Remove floor finishes
- Install new joinery
- Install new conservation rooflight
- Install new floor finishes

En-suite

- Install new services to sanitaryware
- Install new floor and wall finishes including for all waterproofing
- Install new sanitaryware items
- Install new conservation rooflight

Staircase lobby

- Extend stud partition to loft storage entrance
- Re-use existing door to loft storage entrance
- Install new conservation rooflight
- Strip out floor finish and replace with new extended flooring